



Neighborhood Notification

Open House Information

Citizen Comments

Affidavit of Posting

Site Sign

Legal Protest

**Order #104288753**

Order Date: February 20, 2019

Account: Scottsdale

Order Total: \$96.26**Billing Address****Mrs Lorraine Castro****City of Scottsdale****PO Box 1000****Scottsdale AZ 85252-1000****United States****T: 480-312-7620****Payment Method****Credit Card****Credit Card Type:**

MasterCard

Credit Card Number:

XXXX-5809



Complete



In progress



Attention

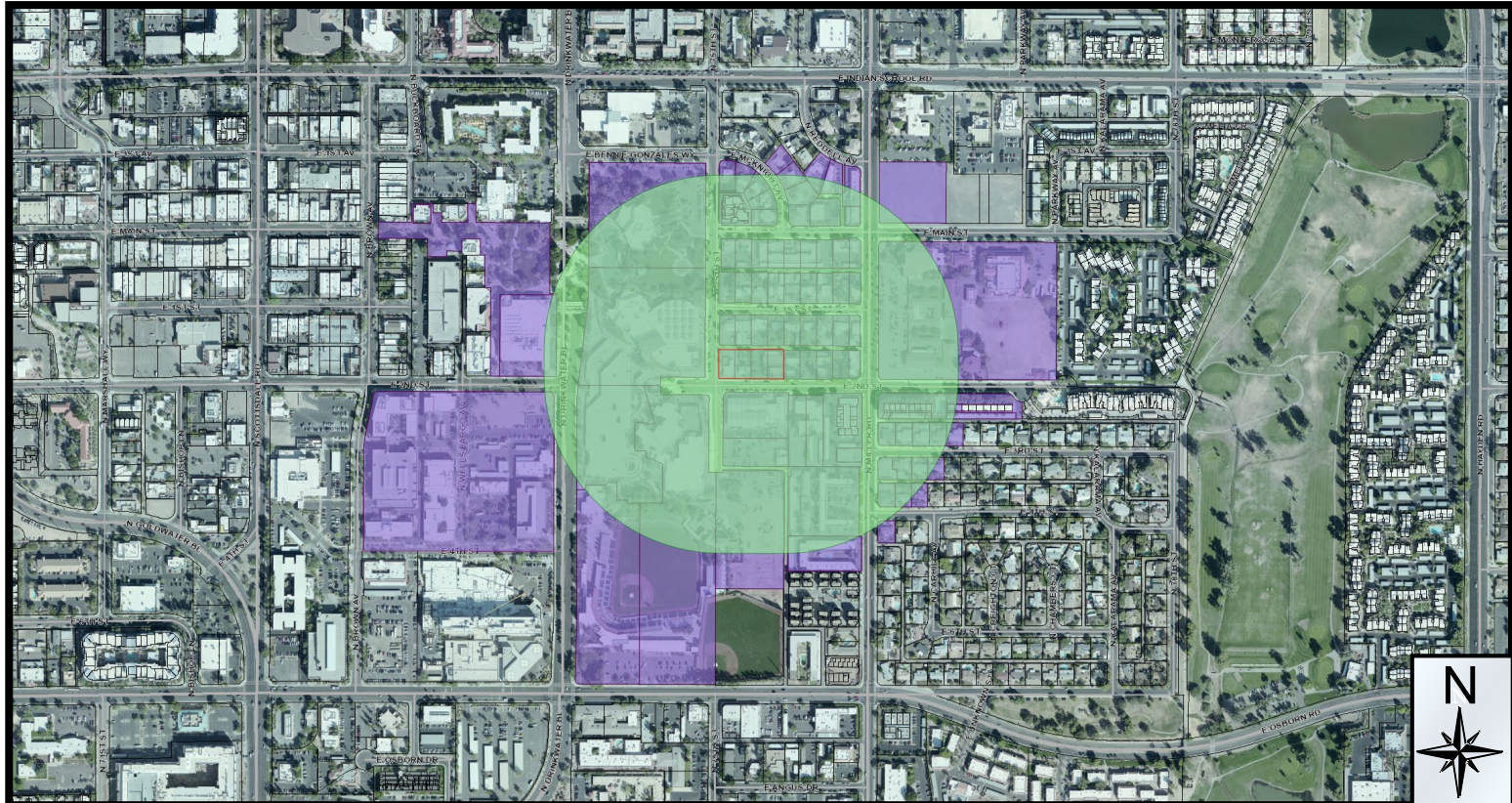
Job ID: 3914995

Requested Fulfillment Date: 2/21/2019

Product Information	Actual Fulfillment Date	Quantity	Subtotal	Status
Postcard - 4.25 x 6 - Single Side Product SKU: PC21-P <i>Product Type: Postcard 4.25 X 6</i> <i>Paper Type: White Matte With Gloss UV Finish</i> <i>Print Color: Full Color</i> <i>Print Options: Printing Both Sides</i> <i>Mail Class: First Class</i> <i>Production Time: Next Day</i> <i>Base Document Name: 2_ZN_2019_HUP</i> <i>Job Address List Name: 2_ZN_2019_Mailing Labels</i> <div> <div>Production Cost for 149 Pieces:\$55.13</div> <div>First Class Automated card Postage for 145 Pieces: \$39.73</div> <div>First Class Unsorted card Postage for 4 Pieces: \$1.40</div> <div>Postage for 0 Pieces: \$0.00</div> </div>		149	\$96.26	
Order Sub Total:			\$96.26	
Invoice Subtotal:			\$96.26	
Total Invoice:			\$96.26	

City Notifications – Mailing List Selection Map

75 on 2nd



Additional Notifications:

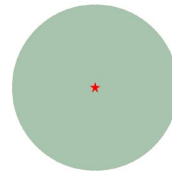
Interested Parties List
Adjacent HOA's
P&Z E-Newsletter
Facebook
Twitter
Nextdoor.com
City Website-Projects in the hearing process

Pulled Labels
February 15, 2019

Map Legend:



Site Boundary



Properties within 750 feet

Postcards: 152

2-ZN-2019

1st Submittal

or

Resubmittal

(← circle one)

(Stip Review Added - Except AB)

Public Hearing Case Type (circle one):														Administrative Case Type (circle one):									
AB	AN	BA	DR	GP	HE	HP	II	IP	PE	PP	TA	UP	Other:	HP	MD	MN	MS	SA	WM	Other:			
Coordinator: <u>CLUFF</u>														Pre-App #: _____ Date Submitted: _____									
Admin Staff: _____														Case #: <u>2-24-2019</u> Comments Due: <u>5/27</u>									
BOA Track: _____														PC/CC Track: _____									
Other: _____														DRB Track: _____									

Review Team:		(For additional documents, please view the case file.)														
		Design Review	Engineering Group	Transportation Eng	Transportation Pln	Fire Group	Drainage	GIS	(Tanya H.)	Airport	Maps	Land Survey	Archaeological	Long Range Pln	Water Resources	Other:
<input type="checkbox"/> Digital File	Narrative	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/> x2	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Digital File	Site Plan	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/> x2	<input checked="" type="checkbox"/> x2	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Digital File	Alta Survey	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Digital File	Grading & Drainage Plan	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Digital File	Context Aerial Site Plan Overlay	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Digital File	Phasing Plan	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Digital File	Site Details	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Digital File	Pedestrian & Circulation	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Digital File	Bike & Trails Path	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Digital File	Trip gen., Traffic Study, TIMA	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> x2	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/> x2	<input type="checkbox"/>
<input type="checkbox"/> Digital File	Water and/or Wastewater BOD's	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/> x2	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Digital File	Drainage Report	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Digital File	Geotech Report	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Digital File	Archaeological Report	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Digital File	Draft Amended Dev Standards	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Digital File	Proposed CC&R's	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Digital File	Other: <u>RESPOND LETTER</u>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>



NOTICE OF PLANNING COMMISSION HEARING

NOTICE IS HEREBY GIVEN that the Planning Commission of the City of Scottsdale, Arizona, will hold a public hearing on August 14, 2019, at 5:00 PM in the City Hall Kiva, 3939 N. Drinkwater Boulevard, Scottsdale, Arizona, for the purpose of hearing all persons who wish to comment on the following:

1-GP-2019 (NWC of Pima & Thomas) Request by owner for a non-major General Plan amendment to the City of Scottsdale General Plan 2001 to change the land use designation from Employment to Commercial on a +/- 1-acre site located 8700 E. Thomas Road. Staff contact person is Jeff Barnes, 480-312-2376. **Applicant contact person is Justin Gregonis, 602-395-1000.**

1-ZN-2019 (NWC of Pima & Thomas) Request by owner for a Zoning District Map Amendment from Industrial Park (I-1) to Central Business (C-2) zoning on a +/- 1-acre site located 8700 E. Thomas Road. Staff contact person is Jeff Barnes, 480-312-2376. **Applicant contact person is Justin Gregonis, 602-395-1000.**

19-ZN-1987#5 (Black Rock Coffee Parcel Zoning Stipulation Amendment) Amending the stipulations in case 19-ZN-1987 (19-Z-87) on the Highway Commercial (C-3) properties by removing the stipulation which restricts the signage on the south face of the buildings to no higher than 8 feet on the building on +/- 1.49 acres located at 10683 N. 116th and 10687 N. 116th Street. Staff contact person is Doris McClay, 480-312-4214. **Applicant contact person is Angie Grendahl, (602) 313-8635.**

2-TA-2019 (Planned Airport Core Development Text Amendment (Rainree redevelopment)) Request by applicant to amend the City of Scottsdale Zoning Ordinance (Ordinance No. 455), for the purpose of amending Section 5.4006 (Use Regulations) of the Zoning Ordinance, to add 'Restaurant, including drive-through restaurant but excluding drive-in restaurant' as an allowed land use in the AMU subdistrict of the Planned Airport Core Development (PCP) zoning district. Staff contact person is Brad Carr, AICP, 480-312-7713. **Applicant contact person is Kurt Jones, 602-452-2729.**

2-UP-2019 (Sunday Goods) Request by owner for a Conditional Use Permit for a Medical Marijuana Use on a +/- 4,800-square foot site with Commercial Office/Parking, Downtown Overlay (C-O, P-2 DO) located at 4255 N. Winfield Scott Plaza. Staff contact person is Bryan Cluff, 480-312-2258. **Applicant contact person is George Pasquel III, 602-230-0600.**

2-ZN-2019 (75 on 2nd) Request by owner for a Zoning District Map Amendment from Downtown/Office Residential Type-2, Downtown Overlay (D/OR-2 DO) and Service Residential Downtown Overlay (S-R DO) zoning to Downtown, Downtown Multiple Use Type-2 Downtown Overlay (D/DMU-2 DO) zoning on a +/- 1.1-acre site located at 7502, 7508, 7514, and 7520 East 2nd Street. Staff contact person is Bryan Cluff, 480-312-2258. **Applicant contact person is Kristjan Sigurdsson, (602) 505-2525.**

24-ZN-2018 (Winery Residences of Scottsdale) Request by owner for approval of a zoning district map amendment from Neighborhood Commercial, Downtown Overlay (C-2 DO) and Downtown, Office Residential, Type 2, Downtown Overlay (D/OR-2 DO) to Downtown, Downtown Multiple-Use, Type 2, Downtown Overlay (D/DMU-2 DO), including a Development Plan for a mixed-use project on a 0.37-acre site located at 6951 and 6961 E. 1st Street. Staff contact person is Greg Bloomberg, 480-312-4306. **Applicant contact person is Todd Trainor, (480) 941-4222.**

5-ZN-2019 (Sunday Goods) Request by owner for a Zoning District Map Amendment from Central Business/Parking, Downtown Overlay (C-2/P-3 DO, P-2 DO) to Commercial Office/Parking, Downtown Overlay (C-O DO, P-2 DO) zoning, on a +/- 4,800-square foot site located at 4255 N. Winfield Scott Plaza. Staff contact person is Bryan Cluff, 480-312-2258. **Applicant contact person is George Pasquel III, 602-230-0600.**

9-ZN-2018 (Sands North Townhouses Historic District) Request by owner for a Zoning District Map Amendment from Resort/Townhouse Residential (R-4R) to Resort/Townhouse Residential Historic Property (R-4R HP) zoning on the Sands North Townhouse subdivision plat (MCR 137-46) a +/- 7 -acre site located on the east side of N. Scottsdale Road approximately 660 feet south of the intersection of E. Indian Bend Road and N. Scottsdale Road (excluding APNs 174-19-011, 174-19-009, 174-19-006, 174-19-005, 174-19-042, 174-19-038, 174-19-037, 174-19-030, 174-19-029, 174-19-025, 174-19-024, 174-19-022, 174-19-021, 174-19-020, 174-19-017, 174-19-016, 174-19-015, 174-19-014, 174-19-045, 174-19-047). Staff contact person is Doris McClay, 480-312-4214. **Applicant contact person is Karen Benson, 623-748-7595.**

A case file on the subject properties is on file at 7447 E. Indian School Road, Suite 105, where it may be viewed by any interested person.

A COPY OF A FULL AGENDA, INCLUDING ITEMS CONTINUED FROM PREVIOUS MEETINGS IS AVAILABLE AT LEAST 24 HOURS PRIOR TO THE MEETING AT THE FOLLOWING

City Hall, 3939 N. Drinkwater Boulevard

ALL INTERESTED PARTIES ARE INVITED TO ATTEND.

ALL NON-REMOTE SITE PUBLIC HEARINGS ARE HELD IN THE COUNCIL CHAMBERS, SCOTTSDALE CITY HALL, 3939 N. DRINKWATER BOULEVARD, SCOTTSDALE, ARIZONA.

CHAIRMAN

Attest

STEVE PERONE

For additional information visit our web site at www.scottsdaleaz.gov

 PERSONS WITH A DISABILITY MAY REQUEST A REASONABLE ACCOMMODATION BY CONTACTING THE CLERK'S OFFICE AT (480-312-7620). REQUESTS SHOULD BE MADE 24 HOURS IN ADVANCE, OR AS EARLY AS POSSIBLE TO ALLOW TIME TO ARRANGE ACCOMMODATION. FOR TTY USERS, THE ARIZONA RELAY SERVICE (1-800-367-8939) MAY CONTACT THE CLERK'S OFFICE AT (480-312-7620).

☐ PROOF O.K. BY: _____ ☐ O.K. WITH CORRECTIONS BY: _____

PLEASE READ CAREFULLY • SUBMIT CORRECTIONS ONLINE

ADVERTISER: CITY OF SCOTTSDALE
SALES PERSON: Mondloch
PUBLICATION: AR-WEEKLY 1
SIZE: 2 col X 7 in

PROOF CREATED AT: 7/26/2019 1:30 PM
PROOF DUE: -
NEXT RUN DATE: 07/27/19

AR-GCI0235163-01.
INDD

**Order #105591739**

Order Date: August 20, 2019

Account: Scottsdale

Order Total: \$139.21**Billing Address****Mrs Lorraine Castro****City of Scottsdale****PO Box 1000****Scottsdale AZ 85252-1000****United States****T: 480-312-7620****Payment Method****Credit Card****Credit Card Type:**

MasterCard

Credit Card Number:

XXXX-5809



Complete



In progress



Attention

Job ID: 5274713

Requested Fulfillment Date: 8/22/2019

Product Information	Actual Fulfillment Date	Quantity	Subtotal	Status
Postcard - 4.25 x 6 - Single Side Product SKU: PC21-P <i>Product Type: Postcard 4.25 X 6</i> <i>Paper Type: White Matte With Gloss UV Finish</i> <i>Print Color: Full Color</i> <i>Print Options: Printing Both Sides</i> <i>Mail Class: First Class</i> <i>Production Time: Next Day</i> <i>Base Document Name: 75on2nd_CCP</i> <i>Job Address List Name: 2_ZN_2019_Mailing Labels_2</i> Production Cost for 151 Pieces:\$55.87 First Class Automated card Postage for 80 Pieces: \$21.92 First Class Unsorted card Postage for 2 Pieces: \$0.70 First Class International Card Postage for 69 Pieces: \$60.72		151	\$139.21	
Order Sub Total: \$139.21				
Invoice Subtotal: \$139.21				
Total Invoice: \$139.21				

Legal Notices

Legal Notices



NOTICE OF CITY COUNCIL HEARING

NOTICE IS HEREBY GIVEN that the City Council of the City of Scottsdale, Arizona, will hold a public hearing on September 17, 2019, at 5:00 P.M. in the City Hall Kiva, 3939 N. Drinkwater Boulevard, Scottsdale, Arizona, for the purpose of hearing all persons who wish to comment on the following:

1-6P-2019

(NWC of Pima & Thomas) Request by owner for a non-major General Plan amendment to the City of Scottsdale General Plan 2001 to change the land use designation from Employment to Commercial on a +/- 1-acre site located 8700 E. Thomas Road. Staff contact person is Jeff Barnes, 480-312-2376. Applicant contact person is Justin Gregonis, 602-395-1000.

1-ZN-2019

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19-ZN-1987#5

(Black Rock Coffee Parcel Zoning Stipulation Amendment) Amending the zoning district map amendment stipulations in case 19-ZN-1987 (19-Z-87) on the Highway Commercial (C-3) properties by removing the stipulation which restricts the signage on the south face of the buildings to no higher than 8 feet on the building on +/- 1.49 acres located at 10683 N. 116th and 10687 N. 116th Street. Staff contact person is Doris McClay, 480-312-4214. Applicant contact person is Angie Grendahl, 602-313-8635.

2-ZN-2019

(75 on 2nd) Request by owner for a Zoning District Map Amendment from Downtown/Office Residential Type-2, Downtown Overlay (D/OR-2 DO) and Service Residential Downtown Overlay (S-R DO) zoning to Downtown, Downtown Multiple Use Type-2 Downtown Overlay (D/DMU-2 DO) zoning on a +/- 1.1-acre site located at 7502, 7508, 7514, and 7520 East 2nd Street. Staff contact person is Bryan Cluff, 480-312-2258. Applicant contact person is Kristjan Sigurdsson, 602-505-2525.

24-ZN-2018

(Winery Residences) Request by owner for approval of a zoning district map amendment from Neighborhood Commercial, Downtown Overlay (C-2 DO) and Downtown, Office Residential, Type 2, Downtown Overlay (D/OR-2 DO) to Downtown, Downtown Multiple-Use, Type 2, Downtown Overlay (D/DMU-2 DO), including a Development Plan for a mixed-use project on a 0.37-acre site located at 6951 and 6961 E. 1st Street. Staff contact person is Greg Bloemberg, 480-312-4306. Applicant contact person is Todd Trainor, 480-941-4222.

3-AB-2019

(Ireland Abandonment) Request by owner to abandon the thirty-three (33) foot General Land Office Patent Easements (GLOPE) located along the western and southern boundaries of a parcel, with Single-family Residential, Environmentally Sensitive Lands (R1-43 ESL) zoning, located at 13220 E. Gold Dust Ave. Staff contact person is Katie Posler, 480-312-2703. Applicant contact person is Jerry Ireland, 303-517-1808.

A case file on the subject properties is on file at 7447 E. Indian School Road, Suite 105, where it may be viewed by any interested person.

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City Hall, 3939 N. Drinkwater Boulevard

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CHAIRMAN

Attest

Alex Acevedo

For additional information visit our web site at www.scottsdaleaz.gov

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WORD WARP SOLUTION

Answers
(top to bottom):
SOUP, ROLL,
PATCH, CAB-
BAGE

CELEBRITY CIPHER SOLUTION

"I finished a big book the other day, 421 pages. That's a lot of coloring when you think about it." — Adam Sandler

7 LITTLE WORDS SOLUTION

1. QUEENS
2. FLOSSES
3. FITTED
4. TIDDLYWINKS
5. DISAPPOINTS
6. ANISTON
7. PLATITUDE



FINDING WORK
SHOULDN'T BE WORK.

the job network

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NEWS WHEN IT BREAKS.

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azcentral. | THE ARIZONA REPUBLIC

PART OF THE USA TODAY NETWORK

= 64
= 14
= 57
= 98
AL 233

2	1
4	6
3	5
5	4
1	3
6	2



LESSON-GAME

12:30 - 3:30
Focus on play and defense)
2:30 - 3:30
9:30 - 12:30

3

BRIDGE BASICS

Every Saturday

9:30 am - 12:30 pm

\$15 Lesson & supervised Play
newer players, reentry players and social players

FOR ALL LEVELS PLAYERS!

CLASS SCHEDULE
tempobridge.com
com



American Contract Bridge League

www.acbl.org

LANE SCOTTSDALE AZ 85260



Affidavit of Posting

Required: Signed, Notarized originals.

Recommended: E-mail copy to your project coordinator.

☐ Project Under Consideration Sign (White)

☒ Public Hearing Notice Sign (Red)

Case Number: 2-ZN-2019

Project Name: 75 on 2nd

Location: 7502 N 2nd Street - 85251

Site Posting Date: 7/19/2019

Applicant Name: Kristjan Sigurdsson

Sign Company Name: Scottsdale Signarama

Phone Number: 4809944000

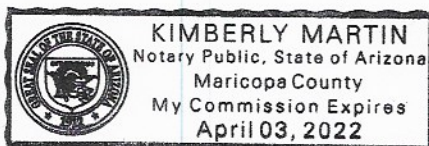
I confirm that the site has been posted as indicated by the Project Manager for the case as listed above.

[Signature]
Applicant Signature

7/22/19
Date

Return completed original notarized affidavit **AND** pictures to the Current Planning Office no later than 14 days after your application submittal.

Acknowledged before me this the 22 day of July 2019



Kimberly Martin
Notary Public

My commission expires: 4/3/22

City of Scottsdale -- Current Planning Division

7447 E Indian School Road, Suite 105, Scottsdale, AZ 85251 • Phone: 480-312-7000 • Fax: 480-312-7088



City of Scottsdale
Public Notice



Scan,
Snap,
Save

ZONING/PUBLIC HEARINGS

CITY HALL: 3939 NORTH DRINKWATER BOULEVARD
PLANNING COMMISSION: 5:00 P.M., 8/14/19
CITY COUNCIL: 5:00 P.M., TBD
REQUEST: Rezone from D/OR-2 DO and
S-R DO to D/DMU-2 DO for a new multi-family
development

CASE NUMBER: 2-ZN-2019
LOCATION: 7502 E 2ND STREET
Applicant/Contact: KRISTIAN SIGURDSSON City Contact: BRYAN CLUFF
Phone: 602-505-2525 Email: kristians@kandilhomes.com Email: bpolitt@scottsdaleaz.gov

Cases File Available in City of Scottsdale 480-343-7000
Project information may be located at <http://www.scottsdaleaz.gov/planningresources/cases>
Penalty for removal of existing sign prior to date of first hearing: Posting Date: 7/19/2019



HAYDON
BUILDING CORP





www.haydoncorp.com

07/19/2019

PLANNING COMMISSION REPORT



Meeting Date: August 14, 2019
General Plan Element: *Land Use*
General Plan Goal: *Create a sense of community through land uses*

ACTION

**75 on 2nd
2-ZN-2019**

Request to consider the following:

1. A recommendation to City Council regarding a request by owner for a Zoning District Map Amendment from Downtown/Office Residential Type-2, Downtown Overlay (D/OR-2 DO) and Service Residential Downtown Overlay (S-R DO) zoning to Downtown, Downtown Multiple Use Type-2 Downtown Overlay (D/DMU-2 DO) zoning on a +/- 1.1-acre site located at 7502, 7508, 7514, and 7520 East 2nd Street.

Goal/Purpose of Request

The applicant's request is to rezone the property to redevelop the site with apartments.

Key Items for Consideration

- Infill Development
- Conformance with Old Town Scottsdale Character Area Plan
- Conformance with General Plan

OWNER

Tom Frenkel
(480) 941-2260

APPLICANT CONTACT

Kristjan Sigurdsson
K&I Homes, LLC
(602) 505-2525

Action Taken _____



LOCATION

7502, 7508, 7514, and 7520 East 2nd Street.

BACKGROUND

General Plan

The Land Use Element of the General Plan designates the site area as Mixed-Use Neighborhoods. This category includes higher density residential, office and retail use in a mixed-use format. Mixed-Use Neighborhoods are also characterized by being in areas having multiple modes of transportation available. In addition, the site is in a growth area, as designated by the Growth Areas Element of the General Plan. The purpose of this designation is to approach “...growth management from a perspective of ...” identifying those “...areas of the community that are most appropriate for development focus [that] will best accommodate future growth....” The Growth Areas are intended to encourage development in a mixed-use environment.

Character Area Plan

The Old Town Future Land Use map of the Old Town Plan designates the site as Downtown Multiple Use Type-2, within the Brown and Stetson District of Old Town. This land use is intended to “Encourage new development, redevelopment and infill that strengthens Old Town Scottsdale’s mix of uses and activities...” that are mutually supportive. Type-2 development types are areas intended to support higher scale development.

Zoning

The site is zoned Downtown/Office Residential Type-2, Downtown Overlay (D/OR-2 DO) and Service Residential Downtown Overlay (S-R DO) zoning. The D zoning district is intended to implement the Old Town Plan and Old Town Urban Design & Architectural Guidelines while the OR-2 subdistrict allows for mixed-use development at a medium scale intensity. The S-R district is transitional, intended primarily to provide offices of a residential scale and character to serve nearby neighborhoods, while the Downtown Overlay (DO) promotes the goals and policies of the Old Town Scottsdale Character Area Plan, allows application of the Downtown district development standards, and encourages urban design forms to accommodate mixed-use development.

The proposed zoning of Downtown/Downtown Multiple Use Type – 2 Downtown Overlay (D/DMU-2 DO) allows a mixture of commercial and residential uses in a mixed-use development form.

Context

The subject property is located at the northeast corner of E. 2nd Street and N. 75th Street. Please refer to context graphics attached.

Adjacent Uses and Zoning

- North: Small scale office uses, zoned Service Residential Downtown Overlay (S-R DO), Downtown/Office Commercial Type-2 Downtown Overlay (D/OC-2 DO), and Downtown/Office Residential Type-2, Downtown Overlay (D/OR-2 DO)

- South: Event Venue (Clayton House), zoned Highway Commercial Downtown Overlay (C-3 DO)
- East: Office, zoned Downtown/Office Residential Type-1.5, Downtown Overlay (D/OR-1.5 DO)
- West: Scottsdale Public Library, zoned Downtown/ Downtown Civic Center Type-2 Planned Block Development Downtown Overlay (D/DCC-2 PBD DO)

Other Related Policies, References:

Scottsdale General Plan 2001, as amended
Old Town Scottsdale Character Area Plan
Zoning Ordinance

APPLICANTS PROPOSAL

Development Information

The development proposal includes redevelopment of the existing site to include a new apartment building with 39 units. All required parking will be provided on-site in a parking structure that will be screened from view by the building. Vehicular access to the parking structure is provided via the alleyway in the rear of the property.

- Existing Use: Office, pet care services
- Proposed Use: Multi-family Residential
- Parcel Size: 47,560 square feet (1.09 acres)
- Building Height Allowed: 66 feet
- Building Height Proposed: 50 feet
- Parking Required: 55 spaces
- Parking Provided: 56 spaces
- Open Space Required: N/A
- Open Space Provided: 11,300 square feet
- Floor Area: 70,765 square feet
- Density Allowed: 50 dwelling units per acre
- Density Proposed: 36 dwelling units per acre

IMPACT ANALYSIS

Land Use

The General Plan (Mixed Use Neighborhoods) and Old Town Plan (Downtown Multiple Use) designations encourage higher density housing combined with, office, retail, and other uses that are compatible in a mixed-use format. These plans encourage new developments, redevelopment and infill that strengthen the Downtown's mix of uses and activities through mutually supportive land

uses. The applicant's proposal includes a comprehensive summary of the development and how the requested zoning conforms to the policies of the General and Old Town Plans (Attachment #3).

The proposed use for the site area is a residential multiple-family development consisting of 39 apartment units. The proposed zoning designation of Downtown/ Downtown Multiple Use – Type 2 Downtown Overlay (D/DMU-2 DO) allows the proposed uses and is consistent with the General Plan and Old Town Plan. The proposed development is consistent with the Old Town Plan as it pertains to strengthening a 18-hour mixed use center with a variety of housing types in the Old Town area. Furthermore, the proposed development assists in providing a mutually supportive land use, which encourages sustainability by providing land uses in proximity to one another and incorporating uses that contribute to an active downtown. Finally, the applicant proposes to underground an adjacent powerline pole in conjunction with the development request – implementing both 2001 General Plan (Growth Area Element) and Old Town Scottsdale Character Area Plan (Character & Design Chapter) policy.

Located on the northeast corner of N. 75th Street and E. 2nd Street the development is situated in an area of Old Town that is primarily low scale office and is transitioning as older properties redevelop. It is located across the street from the Civic Center Mall, an entertainment venue, and a short walk from Scottsdale Stadium. The proposed development is consistent with the uses and character of the area. To maintain an active street frontage the proposed development incorporates an outdoor pool/amenity area, gym, and lobby adjacent to E. 2nd Street. The proposed zoning district, D/DMU-2 DO, is consistent with the Old Town Plan's associated zoning designation and abutting properties.

Transportation

North 75th Street and East 2nd Street are local residential streets. The Transportation Department has reviewed the application and has determined that the proposed plan will not negatively impact the capacity of the affected alley and streets, and parking will be provided on-site.

Water/Sewer

The City's Water Resources Department has reviewed this application and has determined that there is adequate water and wastewater services in the area. Any additional water and wastewater service infrastructure required to service the development shall be provided property owner.

Public Safety

The Fire Department has reviewed this application and has determined that there is adequate ability to provide fire and emergency services to the development. The nearest fire station is located at 7522 East Indian School Road. The nearest police station is located 3700 N. 75th Street.

Open Space

Although there is not a requirement to provide open space in the Downtown zoning district, the owner is proposing approximately 11,300 square feet of open space on the property, which is focused along the E. 2nd Street frontage. Each unit will also include a private outdoor living space in accordance with the ordinance requirements.

Community Involvement

Staff and the applicant have mailed notifications to property owners within 750 feet of the site, and the applicant held an open house on February 5, 2019. A copy of the applicant's Citizen Involvement Report is included as Attachment #7. Staff has received one phone inquiry regarding this proposal with general questions.

STAFF RECOMMENDATION

Recommended Approach:

Staff recommends that the Planning Commission determine that the proposed zoning district map amendment is consistent and conforms with the adopted General Plan, and make a recommendation to City Council for approval, per the attached stipulations.

RESPONSIBLE DEPARTMENT

Planning and Development Services

Current Planning Services

STAFF CONTACT

Bryan Cluff
Senior Planner
480-312-2258
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APPROVED BY

Bryan Cluff, Report Author

Date

Tim Curtis, AICP, Current Planning Director
480-312-4210, tcurtis@scottsdaleaz.gov

Date

Randy Grant, Director
Planning and Development Services
480-312-2664, rgrant@scottsdaleaz.gov

Date

ATTACHMENTS

1. Context Aerial
- 1A. Aerial Close-Up
2. Stipulations
 - Exhibit A to Attachment 2: Site Plan
3. Applicant's Narrative
4. Old Town Future Land Use Map
5. Zoning Map (existing)
- 5A. Zoning Map (proposed)
6. Citizen Involvement
7. City Notification Map

**Order #105393558**

Order Date: July 23, 2019

Account: Scottsdale

Order Total: \$98.23**Billing Address****Mrs Lorraine Castro****City of Scottsdale****PO Box 1000****Scottsdale AZ 85252-1000****United States****T: 480-312-7620****Payment Method****Credit Card****Credit Card Type:**

MasterCard

Credit Card Number:

XXXX-7405



Complete



In progress



Attention

Job ID: 5069269

Requested Fulfillment Date: 7/24/2019

Product Information	Actual Fulfillment Date	Quantity	Subtotal	Status
Postcard - 4.25 x 6 - Single Side Product SKU: PC21-P <i>Product Type: Postcard 4.25 X 6</i> <i>Paper Type: White Matte With Gloss UV Finish</i> <i>Print Color: Full Color</i> <i>Print Options: Printing Both Sides</i> <i>Mail Class: First Class</i> <i>Production Time: Next Day</i> <i>Base Document Name: 2zn19hpc</i> <i>Job Address List Name: 2_ZN_2019_Mailing Labels_1</i> Production Cost for 151 Pieces:\$55.87 First Class Automated card Postage for 145 Pieces: \$39.73 First Class Unsorted card Postage for 5 Pieces: \$1.75 First Class International Card Postage for 1 Pieces: \$0.88		151	\$98.23	
Order Sub Total:				\$98.23
Invoice Subtotal:				\$98.23
Total Invoice:				\$98.23



Affidavit of Posting

Required: Signed, Notarized originals.

Recommended: E-mail copy to your project coordinator.

☐ Project Under Consideration Sign (White)

☒ Public Hearing Notice Sign (Red)

Case Number: 2-ZN-2019

Project Name: 75 on 2nd

Location: 7502 N 2nd Street - 85251

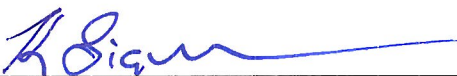
Site Posting Date: 7/19/19 Initial Install w/PC date - updated 8/17/2019 w/CC date

Applicant Name: Kristjan Sigurdsson

Sign Company Name: Signarama

Phone Number: 480-994-4000

I confirm that the site has been posted as indicated by the Project Manager for the case as listed above.

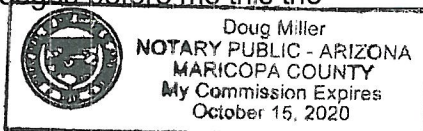

Applicant Signature

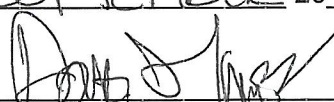
9/3/2019
Date

Return completed original notarized affidavit AND pictures to the Current Planning Office no later than 14 days after your application submittal.

Acknowledged before me this the

3 day of SEPTEMBER 2019




Notary Public

My commission expires: 10/15/20

City of Scottsdale -- Current Planning Division

7447 E Indian School Road, Suite 105, Scottsdale, AZ 85251 ♦ Phone: 480-312-7000 ♦ Fax: 480-312-7088



City of Scottsdale
Public Notice

Scan,
Snap,
Save



ZONING/PUBLIC HEARINGS

CITY HALL: 3939 NORTH DRINKWATER BOULEVARD

PLANNING COMMISSION: 5:00 P.M., 8/14/19

CITY COUNCIL: 5:00 P.M. 9/17/19

REQUEST: Rezone from D/OR-2 DO and
S-R DO to D/DMU-2 DO for a new multi-family
development

CASE NUMBER: 2-ZN-2019

LOCATION: 7502 E 2ND STREET

Applicant/Contact: KRISTIAN SIGURDSSON

Phone: 862-505-2525

Email: kristjans@kandihomes.com

City Contact: BRYAN CLUFF

Phone: 480-312-3258

Email: bcluff@scottsdaleaz.gov

Case File Available at City of Scottsdale 480-312-7000

Project information may be researched at: <http://cityofscottsdaleaz.gov/publicresources/Cases>

Penalty for removing or defacing sign prior to date of last hearing

Posting Date: 7/19/2019